

# Welcome to the Highland City Council Meeting





# PUBLIC APPEARANCES

Time set aside for the public to express their ideas and comments on non agenda items. Please limit comments to (3) three minutes.



# PRESENTATIONS

- Apple Creek Development – McKay Christensen

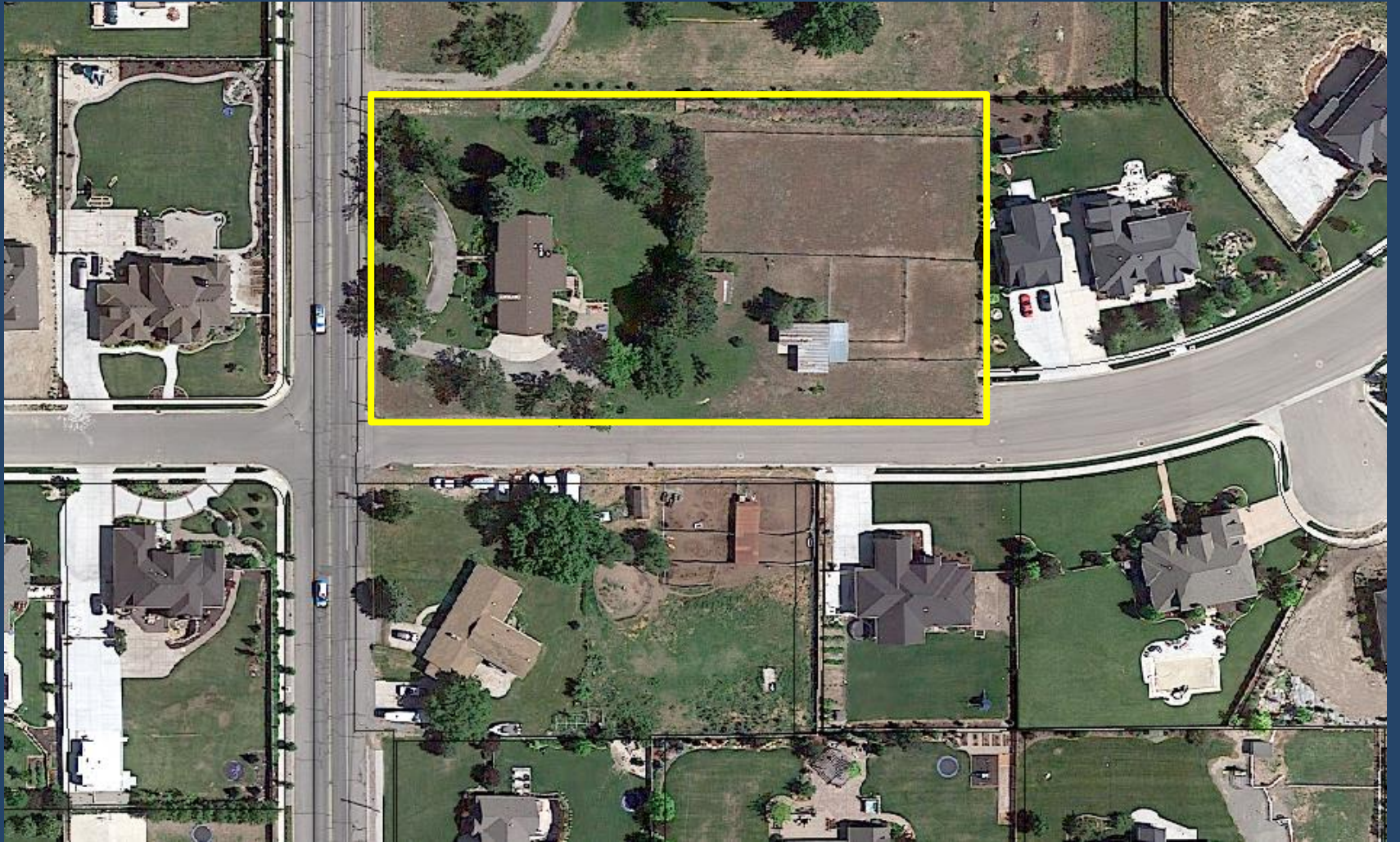


# CONSENT

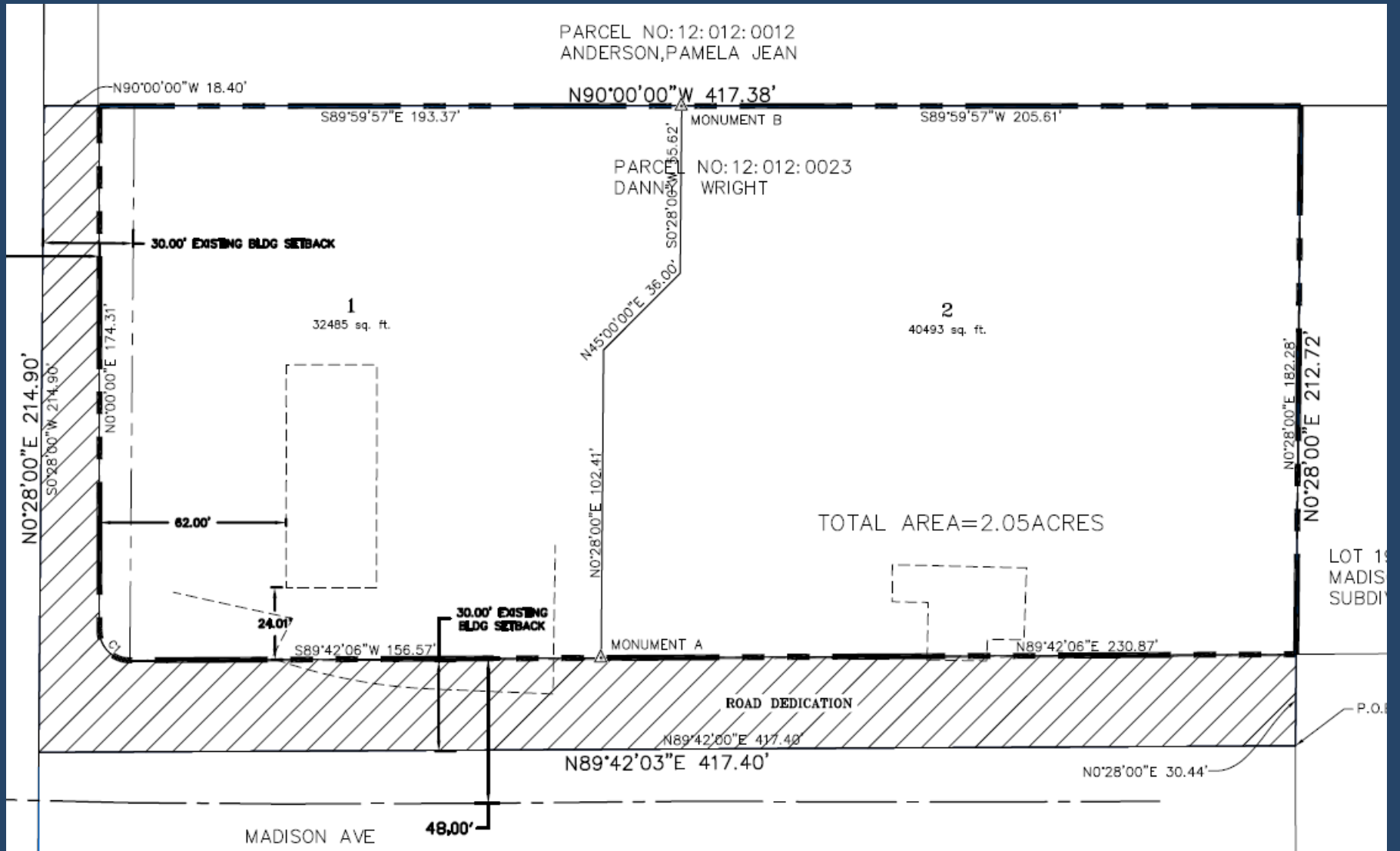
- Item #1 – Approval of the May 17, 2016 City Council Regular Meeting Minutes
- Item #2 – Surplus of Personal Public Property
- Item #3 – Final Plat Approval – Wright Subdivision

# Aerial – Final Plat

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# Final Plat





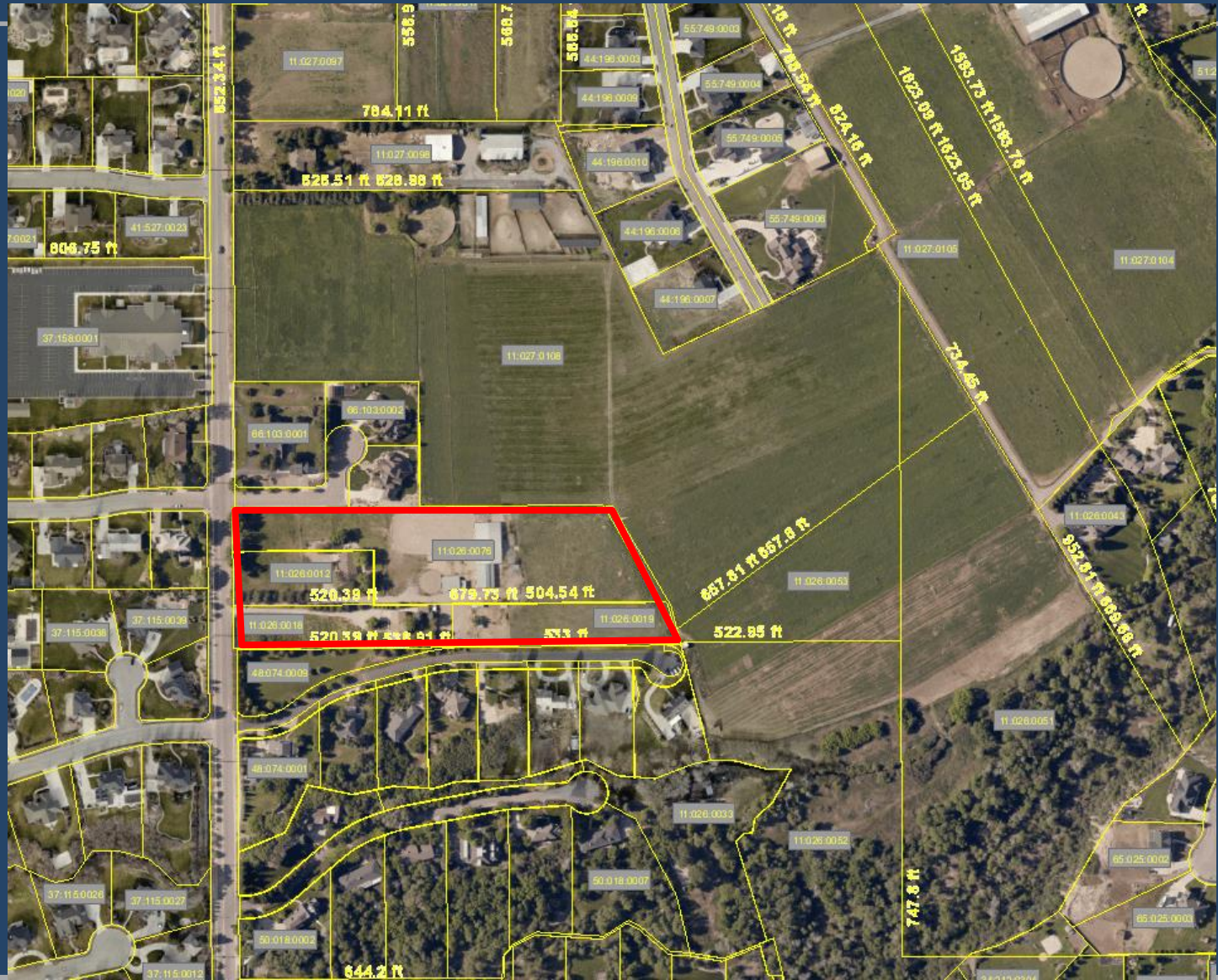
# REZONING 11550 NORTH 6000 WEST FROM R-1-40 TO R-1-30

Item #4 – Public Hearing and Ordinance – Legislative

Presented by: Nathan Crane, AICP

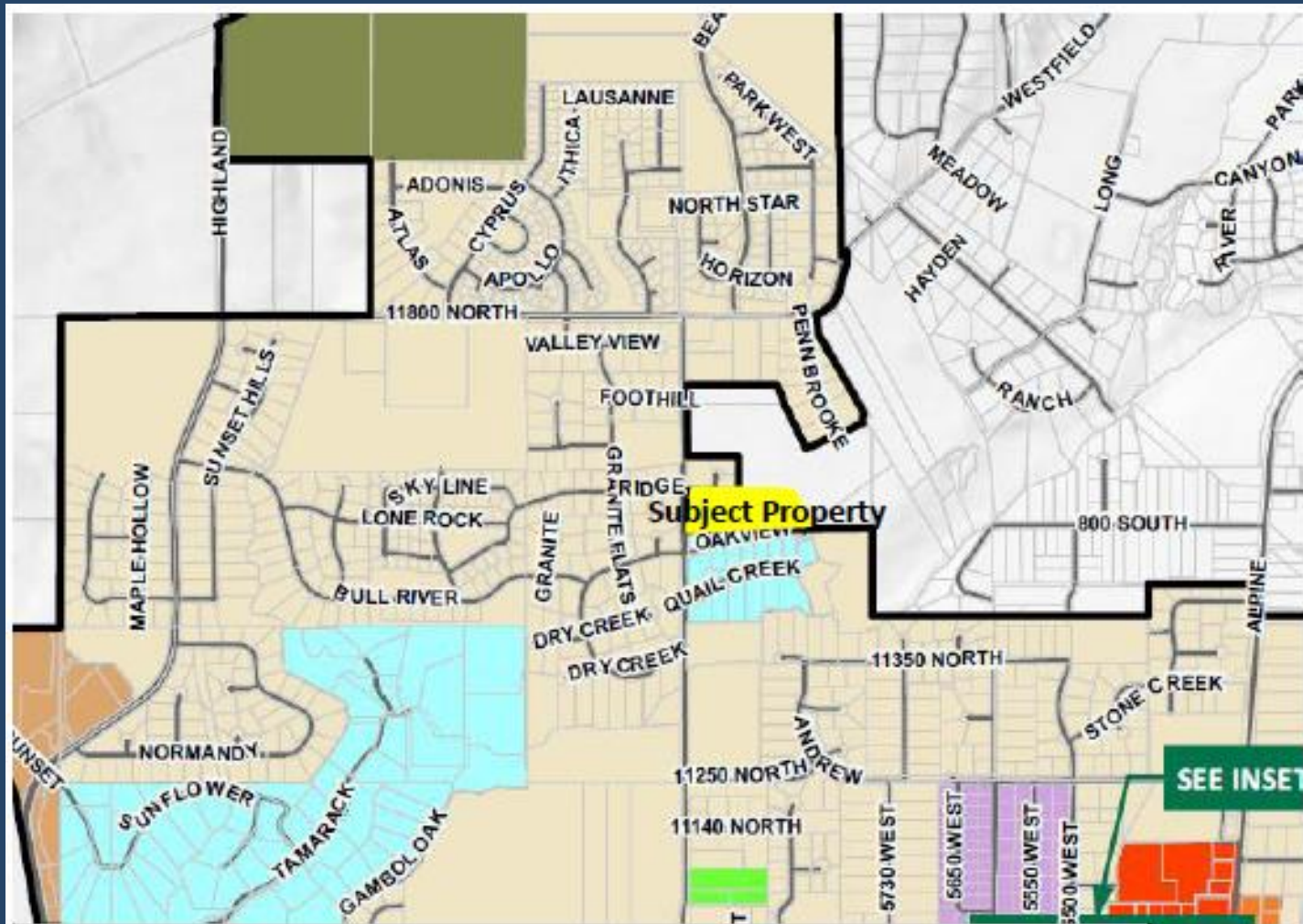
City Administrator/Community Development Director

# Aerial

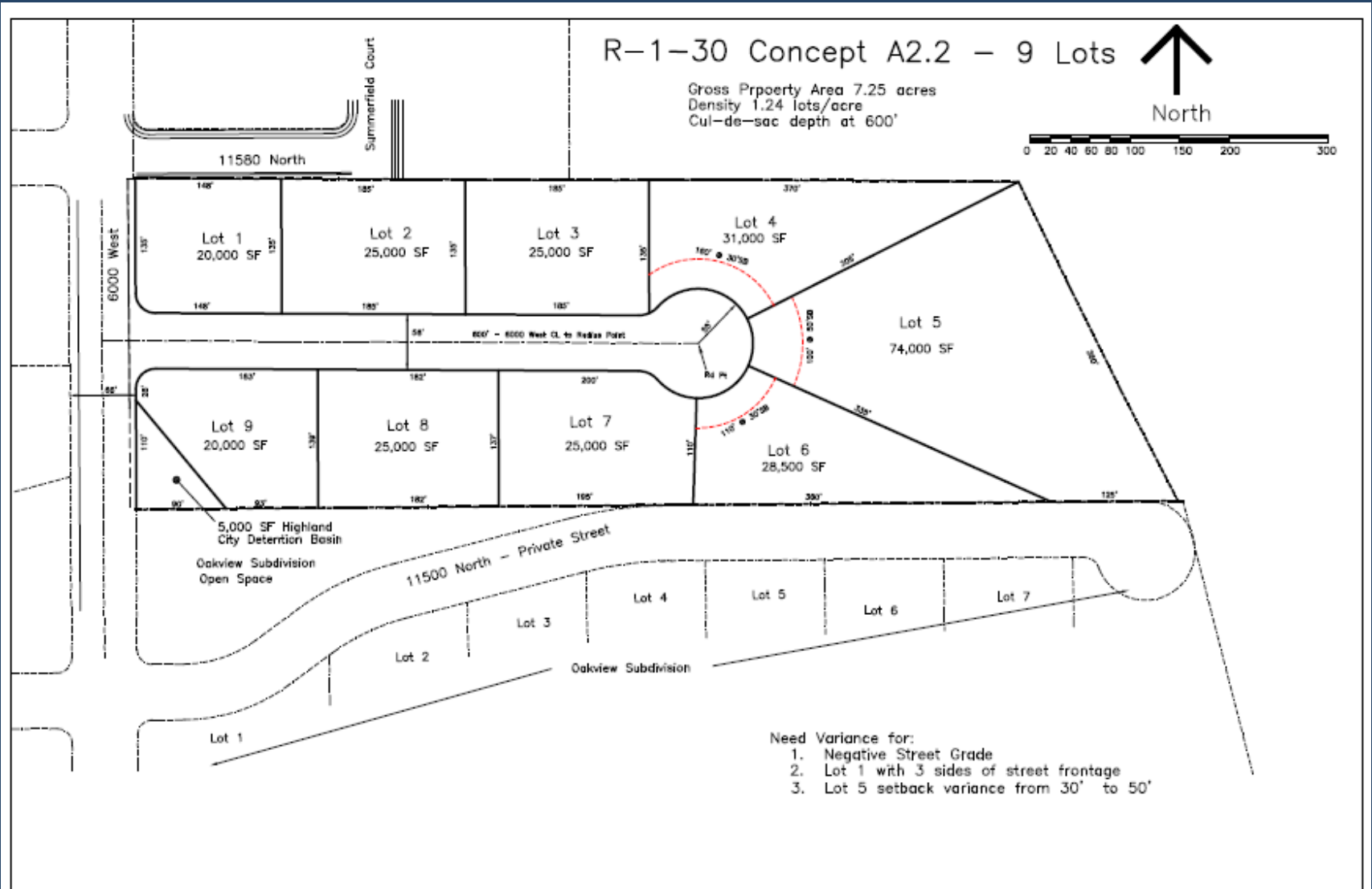




# Request



# Concept Plan



# Waivers

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- Lot width
  - Planning Commission and Applicant Meeting
- Extension of the road to the East
- Reverse grade cul-de-sac
- Street improvements south half of 11580 North

# Planning Commission Action

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- Citizen Input:
  - Preference of the R-1-40 District
  - Lack of a stub street to the east
  - East property owner would request same District
- Voted 4-1 to recommend denial of the proposed rezoning stating that the R-1-40 District was the appropriate district for the site.

# Recommendation

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- Hold a public hearing debate the request, draft findings and:
  - Determine the appropriate zoning district
  - Make a determination on the stub street
  - Make a determination on the lot width, reverse grade cul-de-sac, and street improvements
  - Draft conditions if applicable



# REZONING 9725 NORTH 6800 WEST FROM R-1-40 TO R-1-30

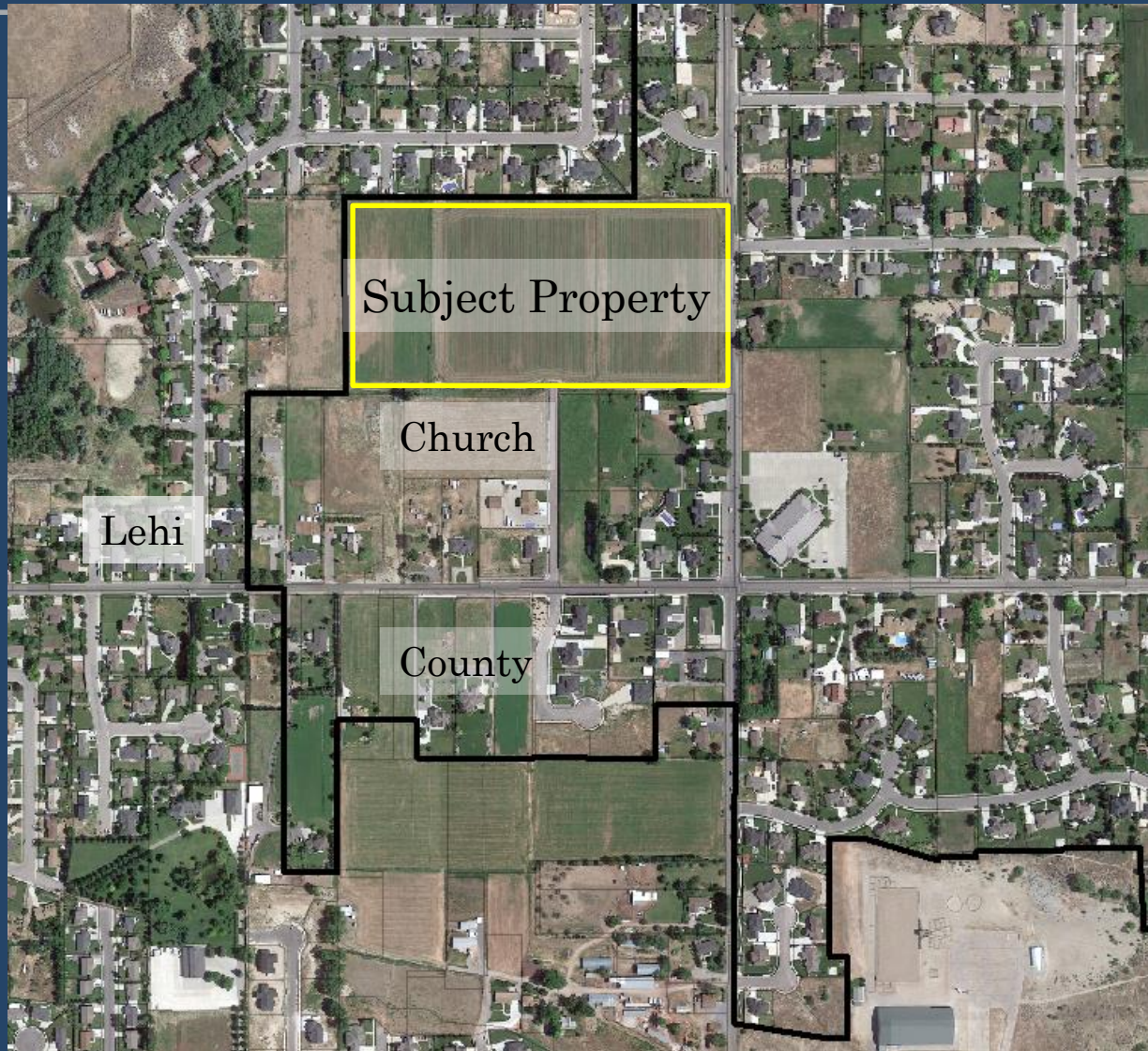
Item #5 – Public Hearing and Ordinance – Legislative  
Presented by: Nathan Crane, AICP  
City Administrator/Community Development Director

# Background

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- 19.58 acres
- Owned by Alpine School District under contract with Edge Homes
- Current Zoning is R-1-40

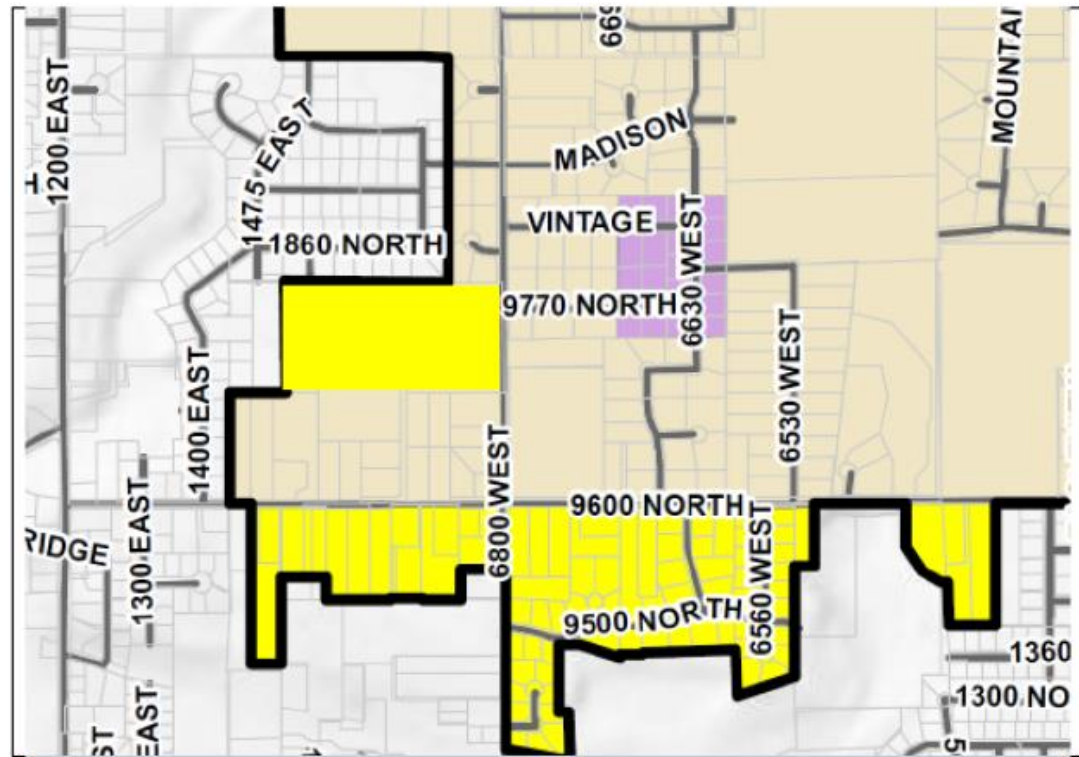
# Vicinity Map





# Request

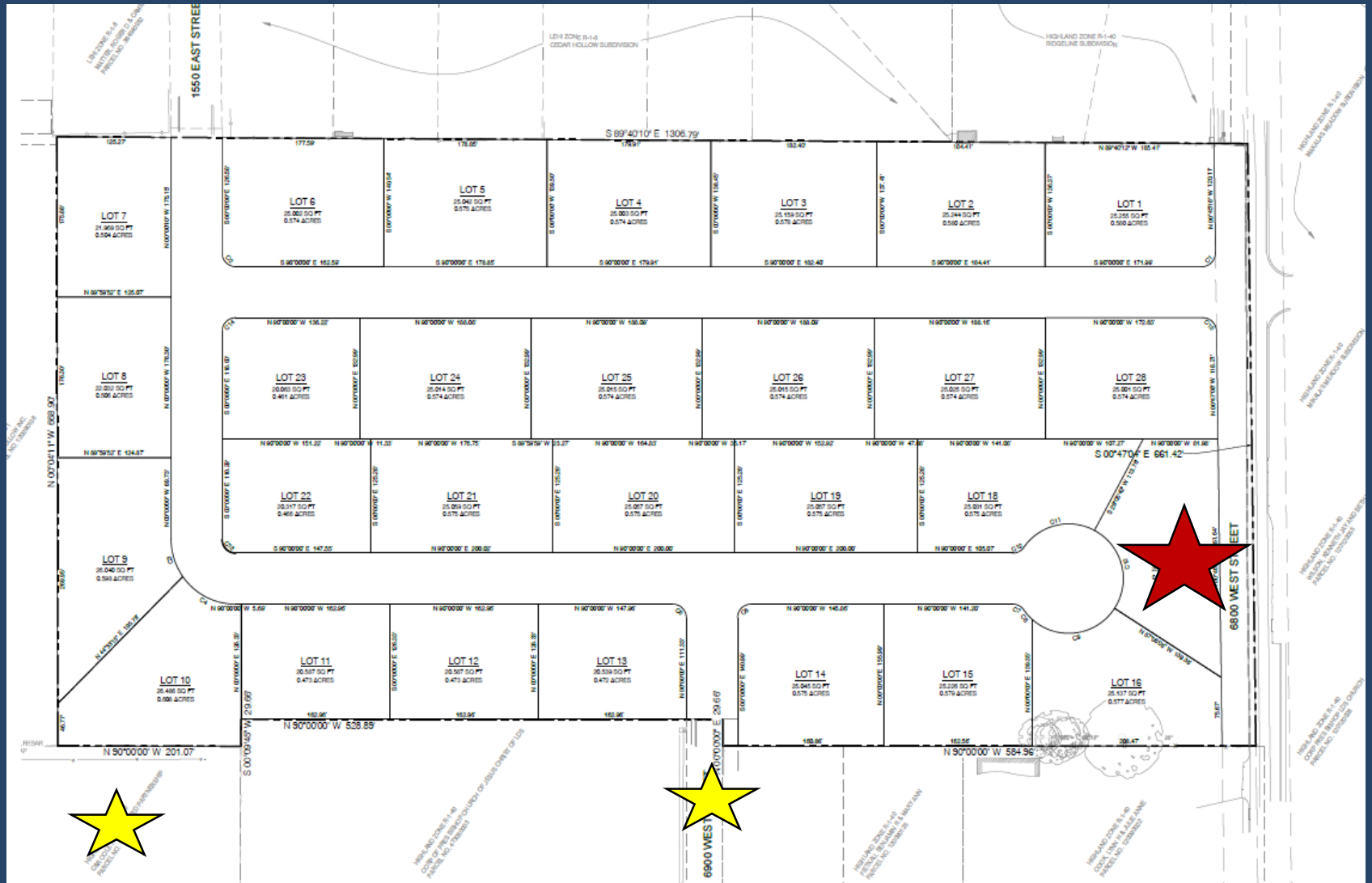
## PROPOSED REZONING FROM R-1-40 TO R-1-20



### LEGEND

	Professional Office		Residential Professional
	C-1		PD
	CR		Public Utility
	Town Center Overlay		R-1-20
	R-1-20 (Non Conforming)		R-1-40
	R-1-40 (Conditional Use)		Agriculture

# Concept Plan

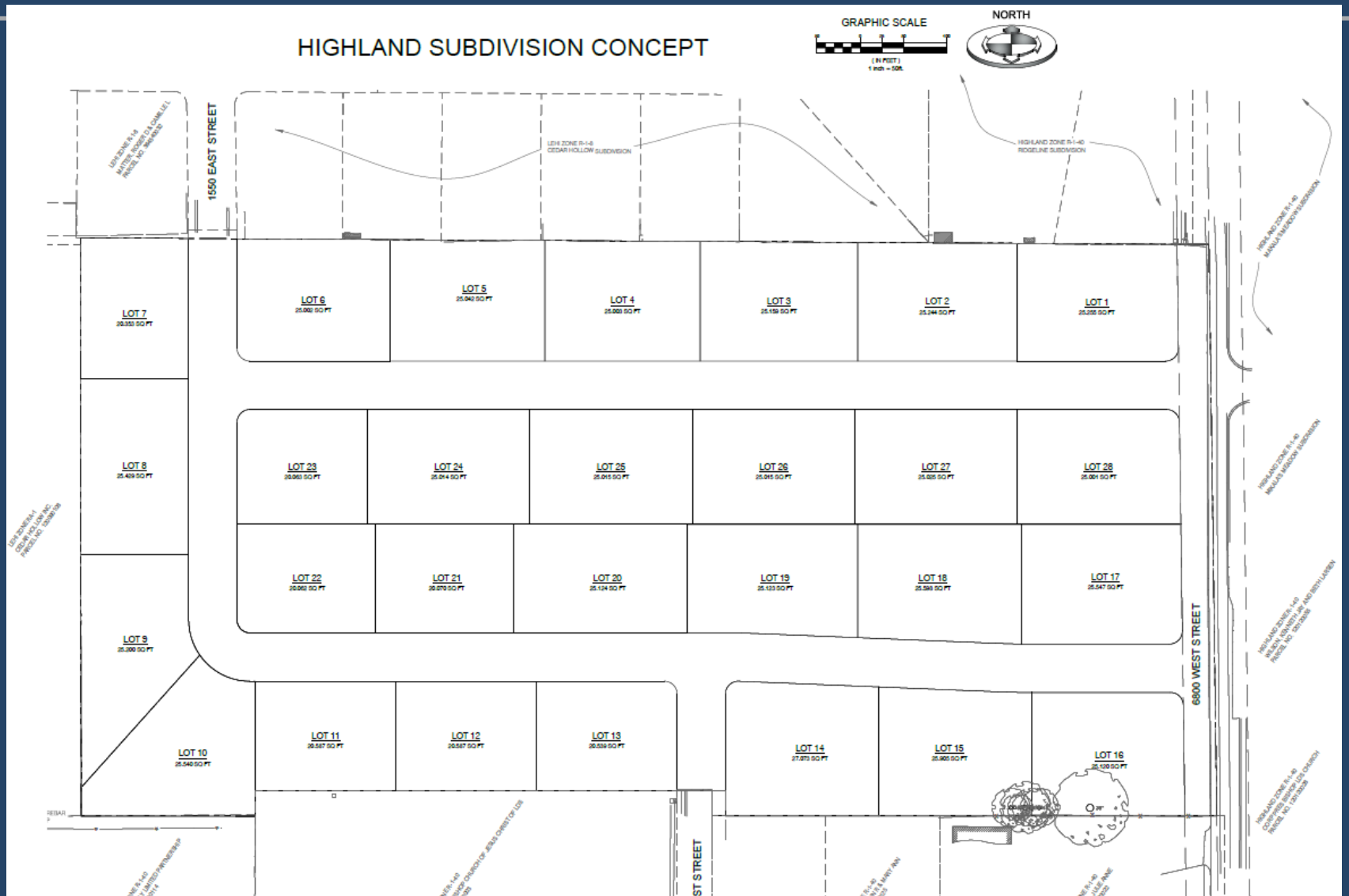


# Planning Commission Action

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- Citizen Input
  - Several residents spoke in opposition of the project due to the following concerns:
    - Preference of the R-1-40 District
    - Increased traffic on 6900 West
- Voted 4-1 to recommend approval subject to a stipulation that instead of a second access onto 6800 west a cul-de-sac be provided.

# Revised Layout



# Recommendation

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- Hold a public hearing, accept the findings and approve the request subject to the stipulations recommended by the Planning Commission



# REZONING – 10298 NORTH 4800 WEST FROM R-1-40 TO RP

Item #6 – Public Hearing and Ordinance – Legislative  
Presented by: Nathan Crane, AICP  
City Administrator/Community Development Director

# Aerial



# Request

General Plan Land Use Map



Land Use: Mixed Use

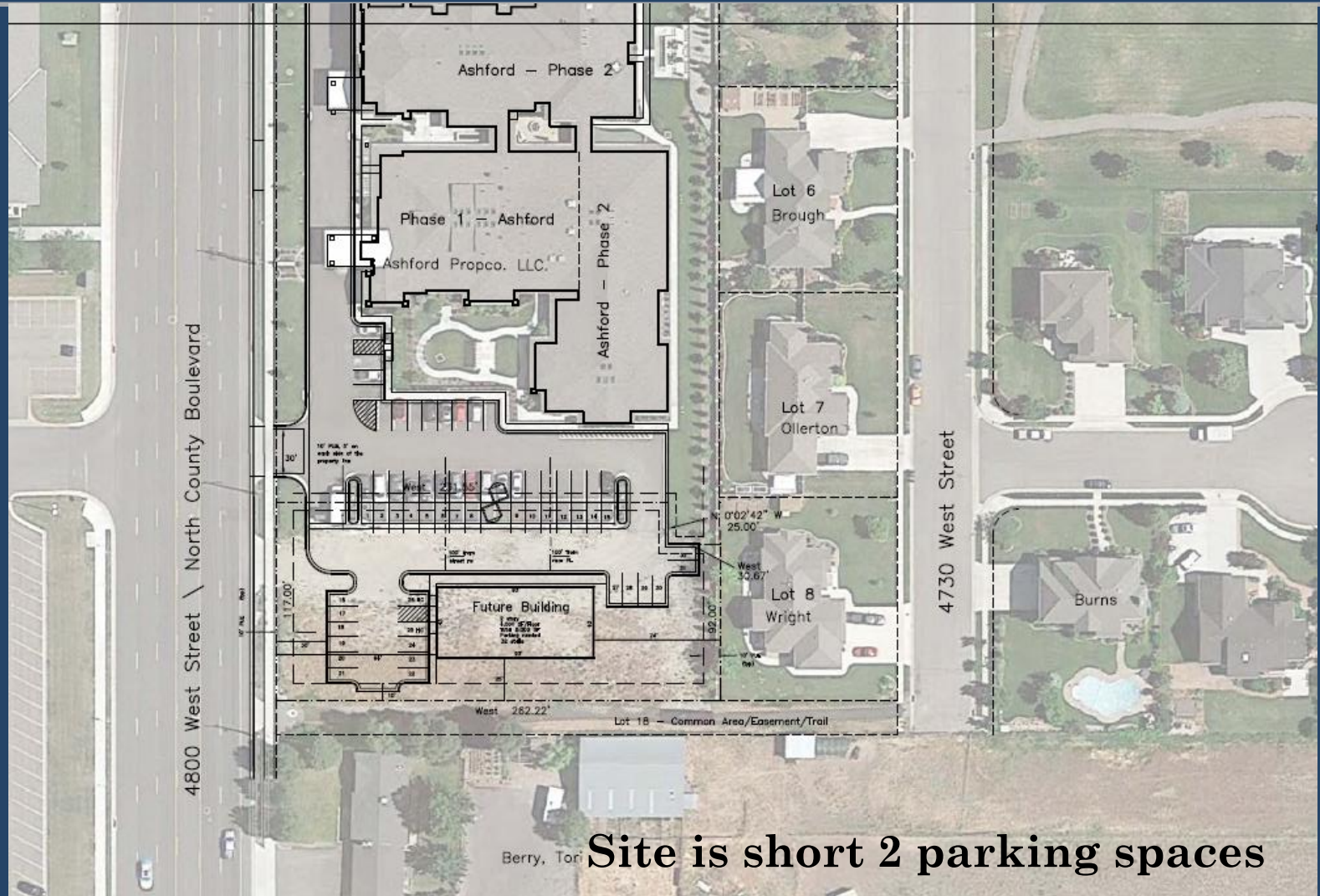
Zoning Map



Zoning: R-1-40 (Residential)



# Concept Plan



# Elevations



**(C2) South**  
SCALE: 1/8" = 1'-0"



**(B2) East**  
SCALE: 1/8" = 1'-0"

**(B4) West**  
SCALE: 1/8" = 1'-0"



**(B2) East**  
SCALE: 1/8" = 1'-0"

**(B4) West**  
SCALE: 1/8" = 1'-0"

# Planning Commission Action

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- Citizen Input
  - One spoke in favor
  - Received one letter of opposition
- Voted 5-0 to recommend approval of the rezoning

# Recommendation

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- Hold a public hearing and determine if the request is:
  - Is consistent with the General Plan
  - Will or will not adversely affect the community?
  - Will or will not result in compatible land use relationships?



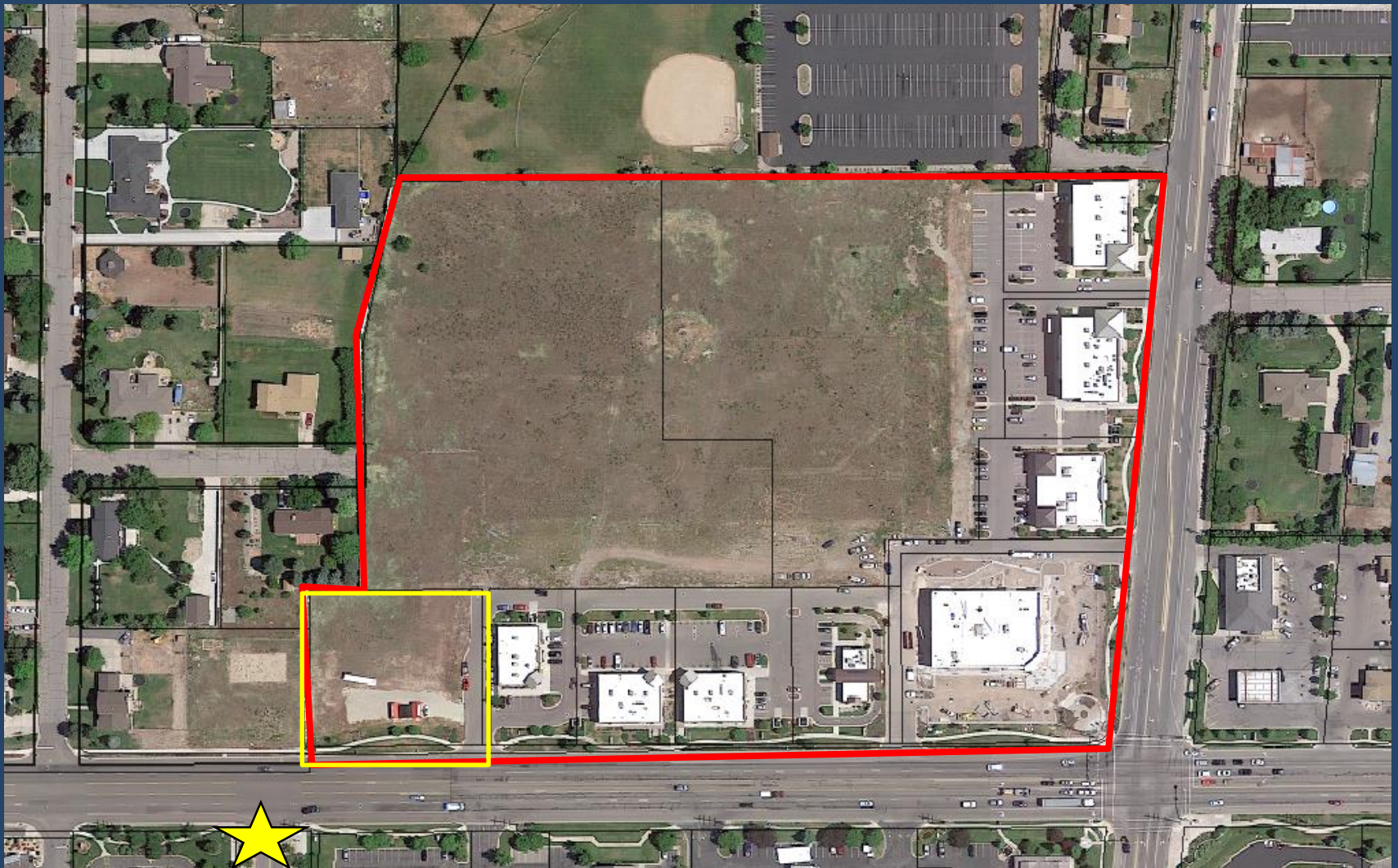
# DEVELOPMENT CODE AMENDMENT – ALLOWING AUTOMATIC CAR WASH IN THE CR ZONE

Item #7 – Public Hearing and Ordinance – Legislative

Presented by: Nathan Crane, AICP

City Administrator/Community Development Director

# Aerial – CR Zone

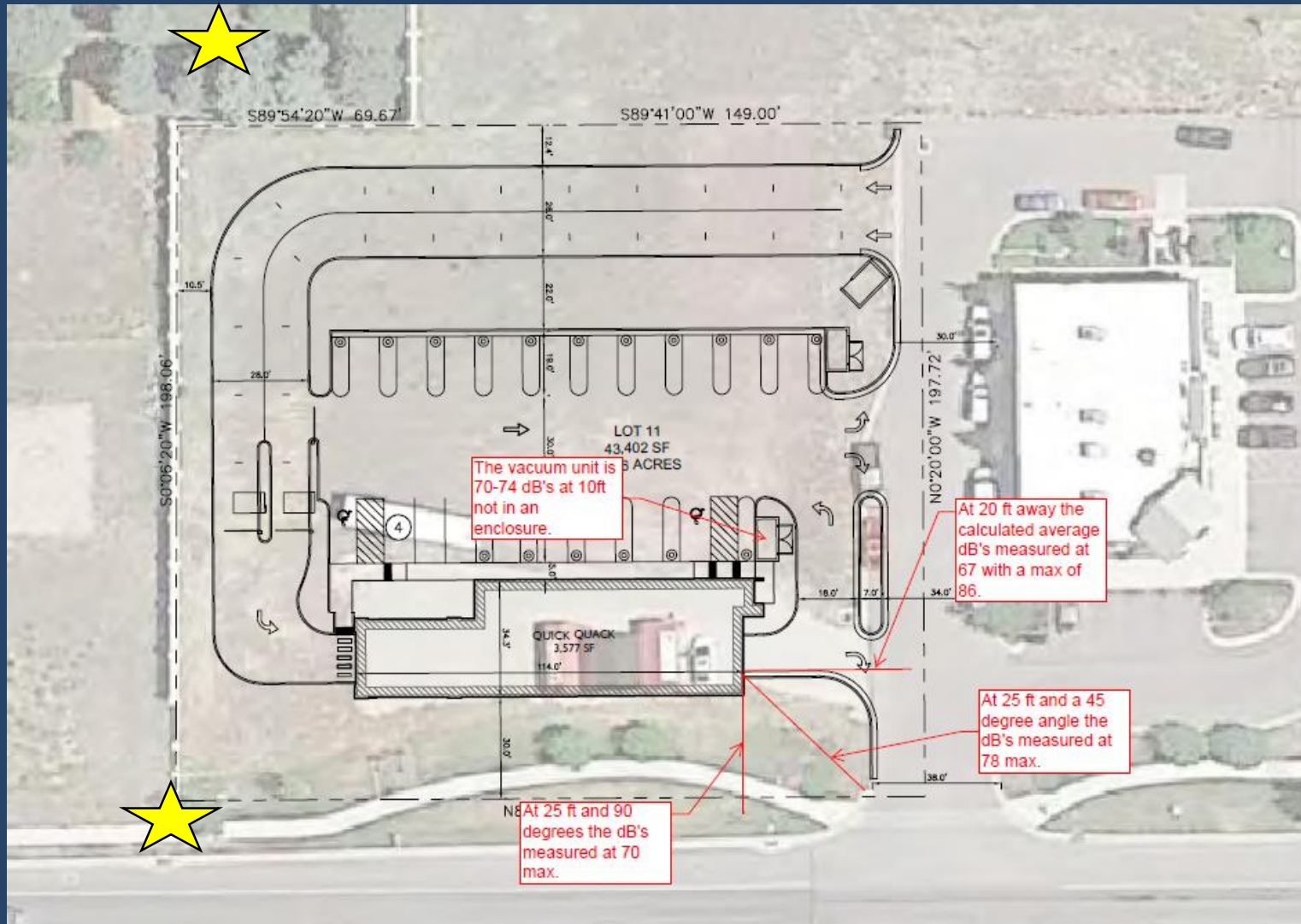


# Request

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- Allow Automatic Car Washes in the CR Zone
- Performance Standards
  - Setbacks
  - Vehicle Queuing
  - Noise
  - Landscaping
  - Lighting
  - Screening

# Concept Plan





# Elevations



# Elevations



# Queuing



# Planning Commission Action

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- Citizen Input
  - Staff met with one resident
- Voted 5-0 to recommend approval of the amendment

# Recommendation

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- Automatic Car Wash will have an impact on the adjacent property
- Standards can lessen impact but not eliminate the impact
- Commission will need to be decided if the use is compatible and make a recommendation to the City Council



# INTENT TO STUDY OPTIONS FOR POLICE AND FIRE SERVICE

Item #8 – Motion

Presented by: Mark Thompson, Mayor



# MAYOR/COUNCIL AND STAFF COMMUNICATION ITEMS



# EXECUTIVE SESSION

- The sale, purchase, exchange, or lease of real property
- Reasonably imminent litigation
- The character, professional competence, or physical or mental health of an individual

**CANCELLED**



